

# DURDEN & HUNT

INTERNATIONAL



## Vulcan House, Wanstead E11

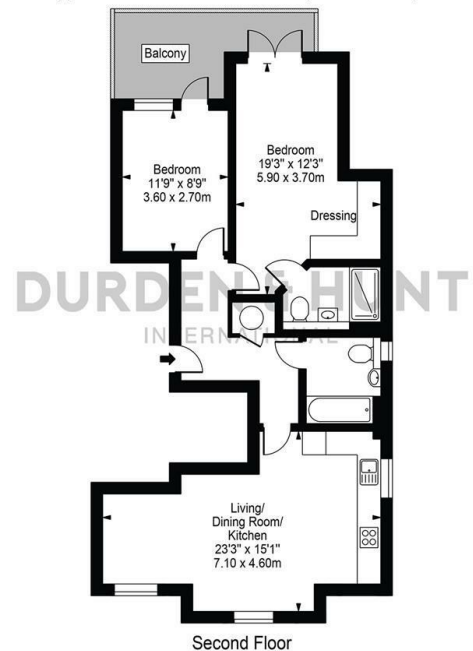
£575,000

- 1% Cashback If Completed Within 60 Days, Plus £6,000 Toward Stamp Duty Or First Six Months' Mortgage (Developer Incentive; Terms Apply)
- 10 Year New Build Warranty
- Primary Bedroom With En Suite And Dedicated Balcony
- Available To Purchase Off Plan
- Open Plan Living, Kitchen And Dining Room
- Communal Roof Garden
- Excellent Transport Links
- Second Bedroom And Family Bathroom
- Second Floor Apartment

1 High Street, Wanstead, E11 2AA  
0208 150 7574

[wanstead@durdenandhunt.co.uk](mailto:wanstead@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

Vulcan House  
Approx. Gross Internal Area 756 Sq Ft - 70.22 Sq M



For Illustration Purposes Only - Not To Scale  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

## Council Tax Band

New Build

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	